



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD13-13  
**APPLICANT:** AB & Associates, L.L.C.  
**DATE:** May 9, 2013  
**LOCATION:** 109 Tonhawa Street  
**TO:** Interested Neighbors  
**WARD:** 4  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Restaurant

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a proposed restaurant. This property is currently zoned I-1, Light Industrial District, and a change of zoning will be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, May 23, 2013 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

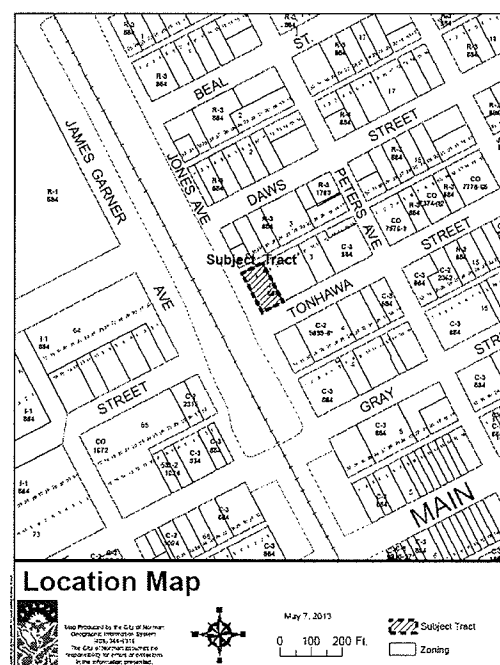
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their June 13, 2013 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Mark Krittenbrink, (405) 579-7883 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 13-13

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> <u>AB &amp; Associates, LLC</u>	<b>ADDRESS</b> <u>109 Tonhawa St.</u>
<b>EMAIL ADDRESS</b> <u>mark@krittenbrinkarchitecture.com</u>	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> <u>Mark Krittenbrink, 579-7883</u> <b>BEST TIME TO CALL:</b> <u>8-5, M-F</u>

A proposal for development on a parcel of land, generally located 109 Tonhawa St.  
Norman Original Town, Lots 1, 2 & 3, Block 3.

and containing approximately 0.24 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

See attached written description.

Rezoned from I-1 to C-3.

Land Use change from Office to Commercial

This proposed development will necessitate (check all that apply):

Items submitted:

O  
F  
F  
I  
C  
E  
  
U  
S  
E  
  
O  
N  
L  
Y

- ☒ 2025 Plan Amendment    ☐ Growth Boundary  
☒ Land Use  
☐ Transportation  
☒ Rezoning to C-3 District(s)  
☐ Special Use for \_\_\_\_\_  
☐ Preliminary Plat \_\_\_\_\_ (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☐ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: I-1  
 Current Plan Designation: Office

Received on:

5-6-13  
 at 3:10 a.m./p.m.

by mt

5/2/13

Application for Pre-Development Informational Meeting

Project Location: 109 Tonhawa, Norman, OK

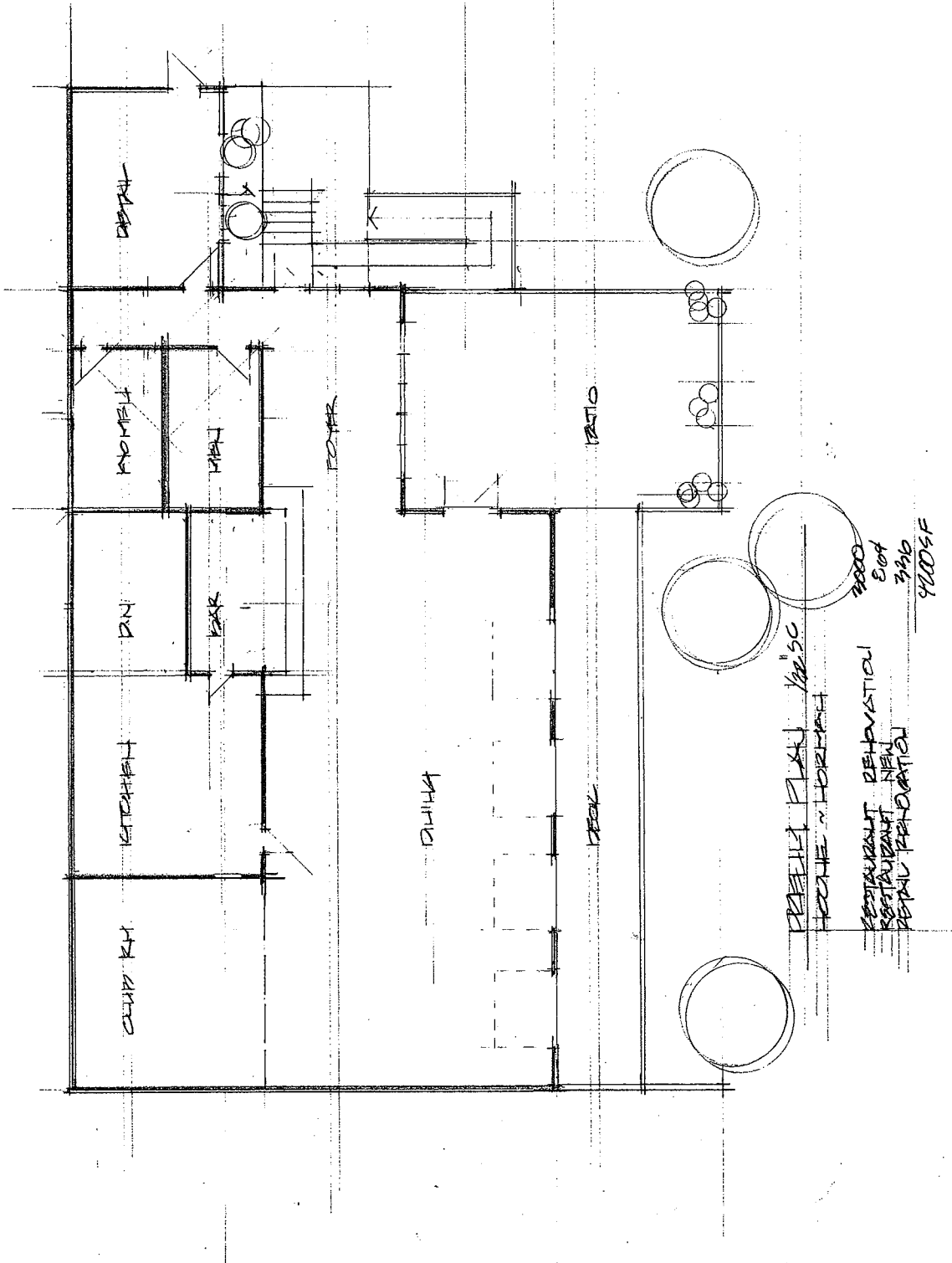
Written Description:

The property being proposed for rezoning was formerly a paint store, that once vacated, was hit by a tornado. The remains were purchased and fortified by the current ownership.

This ownership group wants to develop a restaurant on site that would provide both indoor and outdoor dining.

Current zoning is I-1 and a C-3 zoning is being sought, which has no on-site parking requirements, but relies on existing public parking. If on-site parking were required, a total of 80 spaces would be required. A survey of the area shows much more than this available within a 1 1/2 block area, plus the owner is providing 18 on-street parking spaces on his property.

A review with City staff supports this direction in rezoning.

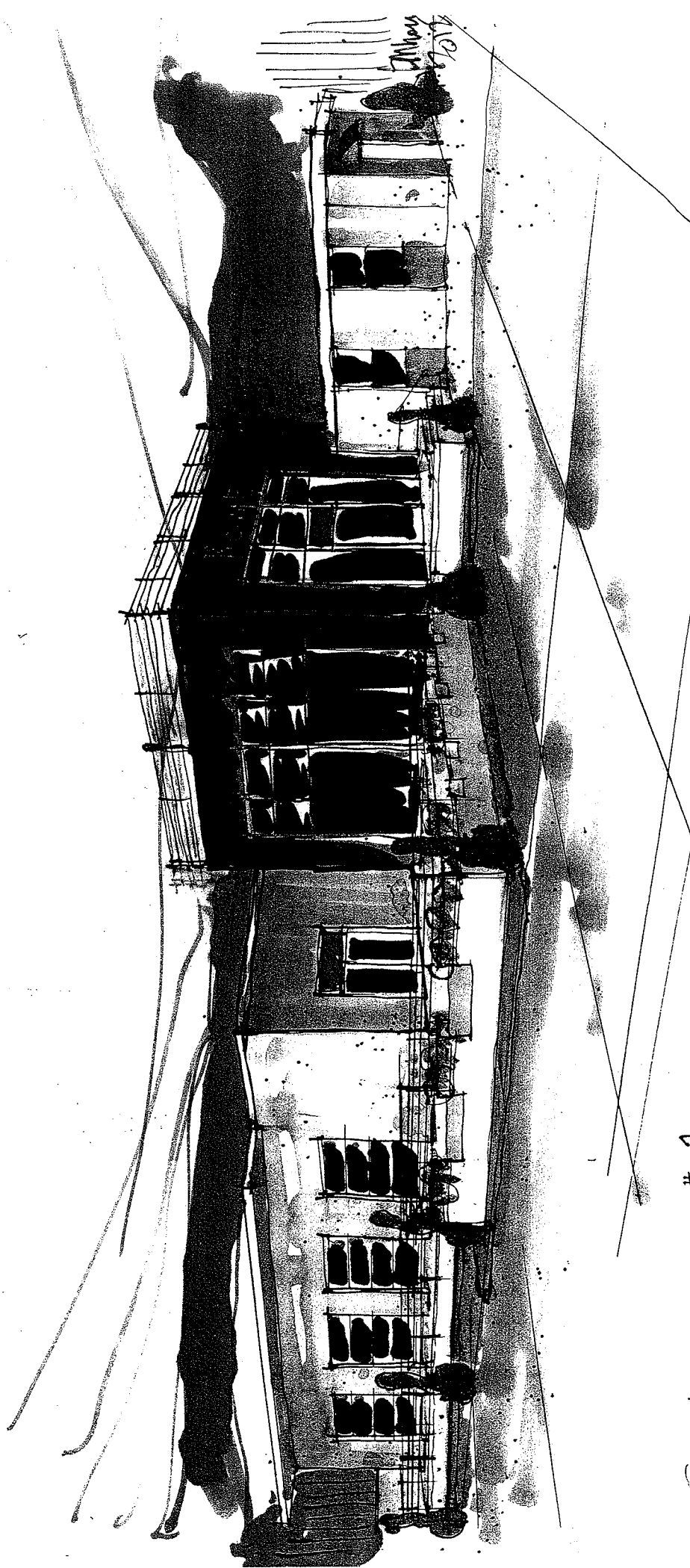


Noonn  
 109 Tonhawa, Norman, OK  
 Preliminary Plans  
 Date: 12/14/12  
 1/32" Scale



KRITTENBRINK  
 Architecture  
 301 W. BOYD, SUITE 200  
 NORMAN, OK 73069  
 405 579 7883  
 FAX 405 292 0545

RESTAURANT RENOVATION  
 1000 S. 10TH  
 3400  
 3400  
 3400  
 3400



Scheme #1

. No. 1 REST. - Norman, OK 12.14.